

## Policy DM 7:

### Development outside Centres

#### Sequential Test

**DM 7.1** In considering development proposals for retail use (including extensions) and other main town centre uses ~~that generate significant footfall, such as commercial leisure uses~~, outside our Borough's centres, the Council will apply the following sequential test which requires that locations for new development be considered in the following order of preference:

- ~~Town~~-Centre sites;
- Edge of ~~Town~~-Centre sites; and
- Out of Centre locations that are, or can be made, accessible by walking, cycling and public transport.

**DM 7.2** Proposals for retail use and other main town centre uses ~~which generate significant footfall~~ in ~~other~~ out of centre locations will only be acceptable where, having regard to the expected catchment of the development, all of the following criteria are demonstrated:

- All ~~town~~-centre ~~and~~ edge of ~~town~~-centre ~~sites and other commercial centre~~ options have been assessed and discounted as unsuitable, unviable or unavailable. Where there are multiple centres within the defined catchment area, the order of preference should be to develop in the higher order centre;
- The scale of development proposed is appropriate to its location, and it has been shown that the proposal cannot reasonably be altered or reduced in scale to allow it to be accommodated at a sequentially preferable location;
- There will be no significant individual or cumulative adverse effect on the vitality and viability of existing ~~town~~-centres within the catchment;
- The proposal will help to meet qualitative or quantitative deficiencies; and
- The site can be easily accessed by a range of transport modes.

**DM 7.3** The Council will however, apply flexibility in considering proposals for community, education and healthcare facilities to ensure these are located where they are easily accessible to the communities that they are intended to serve.

**DM 7.4** The Council will operate a presumption against the development of food store/supermarket uses in an out of centre location in the towns of Ballyclare, Crumlin and Randalstown.

## Retail Assessment

**DM 7.5** A Retail Assessment will be required for any development proposal that involves an increase of more than 1,000 m<sup>2</sup> (gross) of retail floor space outside any of our Borough's centres. [This includes applications for an extension\(s\) which would result in the overall development exceeding 1,000 m<sup>2</sup> gross external area.](#) The Retail Assessment should provide a proportionate response to the proposal being sought and incorporate an assessment of need, impact and the sequential test.

**DM 7.6** Applications to vary or delete restrictive conditions applying to existing out of centre premises, such as sale of bulky goods, will be assessed under this policy

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## Small Shops

**DM 7.7** Proposals for individual small shops (including those associated with a petrol filling station) or commercial leisure use in out of centre locations will be supported provided:

- (a) It is small scale, generally no greater than 200 m<sup>2</sup> (gross) of floor space; and
- (b) It serves the needs of the local community or is ancillary to an existing use.

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## Villages and Hamlets

**DM 7.8** Proposals for retail development in those villages where no local centre is defined and in hamlets will be supported provided:

- (a) It is demonstrated it meets a local need that will sustain the community; and
- (b) It is for a small-scale convenience store in keeping with the size and character of the settlement.

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## The Countryside

**DM 7.9** The Council will support the development of appropriate small-scale retail and ancillary commercial leisure uses in the countryside such as farm shops, craft shops, and shops/cafes serving tourist or recreational facilities where they are an integral part of and ancillary to an existing business or facility. The reuse or conversion of buildings will be encouraged.